



Dear auction participant,

CWS Marketing Group (CWS) received a letter dated October 28, 2021, regarding a driveway extension and was asked to submit an architectural application for approval. CWS, USA and HSI have no knowledge of when this work was completed, contractor, plans or any information regarding the driveway extension.

The application was submitted as a formality at the request of Seacrest Services, the property management company for Black Diamond HOA. The application was denied.

On December 8, CWS received information regarding the violation. The driveway is extended past the frame of the house on the right side. Please see attached illustrations.

CWS will not be completing the removal of the driveway extension. The buyer will be responsible for remedying the violation with the HOA Architectural Control Committee after closing.

Should you have any questions please contact me at (571) 921-4283.

Mark E. Wheelus
Southeast Region Manager



1229 Creekside Drive



Similar Model Example

To AEC 11/16/21 email

BLACK DIAMOND OWNERS' ASSOCIATION, INC. ARCHITECTURAL REQUEST APPLICATION

OWNER INFORMATION

Homeowner's Name United States of America c/o CWS Marketing Group

Address 1229 Creekside Drive Wellington FL

Phone Number (571) 921-4283

Email Address: mwheelus@cwsams.com

ARCHITECTURAL REQUEST

Approval by the Architectural Control Committee is requested for the following modification, alteration, or addition to my home and/or lot as described below or attached to this form. Please include such details as dimensions, materials, color(s), design, location and other pertinent data so as not to delay the approval process.

Drive Way Extension. Extension was completed prior to the forfeiture of the home to USA
and possession taken by HSI on June 3, 2021. Please see attached letter.

ATTACHMENT CHECKLIST

- ☐ Survey of lot showing the location of the improvement.
- ☐ Plans, elevations, or detailed sketches.
- ☐ Paint color chip(s), if required.
- ☐ Copy of sub-contractor's license
- ☐ Copy of sub-contractor's insurance certificate naming the Association as the additional insured.
- ☐ Copy of the Wellington building permit, which is required for fences, screen enclosures, pools, patio extensions, room additions, driveway installations/extensions, etc.

Project Commencement Date Unknown

Project Completion Date Unknown

STATEMENT OF UNDERSTANDING

I understand that approval of my request is at the discretion of the Architectural Control Committee and is subject to the following terms:

1. Homeowner and / or contractor is responsible for submitting copies of professional licenses, and all permits and certificates of insurance for contractor's liability and workers' compensation. Insurance certificates shall name the Association as additional insured for all projects involving common areas.
2. Homeowner and / or contractor is responsible for any damage to the common property or other personal property.
3. Homeowner is responsible for any costs associated with irrigation modifications as a result of this alteration. The Homeowner is responsible for notifying Xtreme Landscaping (954-825-5749) to make the modifications and submission of those irrigation plans to be attached to this request, if required.

Homeowner's Signature See Letter Attached Date 11/16/2021

Date Application Received 11/16/2021 Date Application Reviewed _____

Approved _____ Approved with Conditions _____ ACC Representative Signature [Signature]

Pending _____ Disapproved _____ Conditions _____

Please return form to:

Black Diamond Homeowners Association, Inc. c/o Seacrest Services, Inc.
10261 Old Hammock Way Wellington, FL 33414
Clubhouse Phone Number 561-792-9381

BLACK DIAMOND
Expanded beyond home
ACC DENIED

Black Diamond Homeowners Association, Inc.

c/o Seacrest Services Inc.

2101 Centrepark W Dr, Ste 110

West Palm Beach, FL 33409

(888) 828-6464

Friendly Reminder Notice

October 28, 2021

USA

C/O Us Marshall Srv

1215 Clark St Rm 9054

Arlington VA 22202-4387

Property: 1229 Creekside Drive

Violation: Architectural - New Home Construction

Location: On Property

Dear USA:

One of the primary goals of Black Diamond Homeowners Association, Inc. is to protect the aesthetic appeal and property values of the neighborhood. In order to accomplish this, certain rules and regulations are established by which homeowners and residents must abide. A concern was noted during a recent inspection and we felt it necessary to send this gentle reminder.**

The new home construction - driveway extension, on your property has not been approved by the architectural committee. Please submit an architectural application for consideration.

We understand that many times residents are simply unaware that a problem exists or the inspector may have observed a very temporary situation that will be taken care of shortly.

We sincerely appreciate your time and attention to this matter. Please remedy this situation in the next 30 days if you have not already done so. Thank you in advance for your cooperation.

Sincerely,

Dee Dee Turner

Property Manager

On Behalf of Black Diamond Homeowners Association, Inc.